

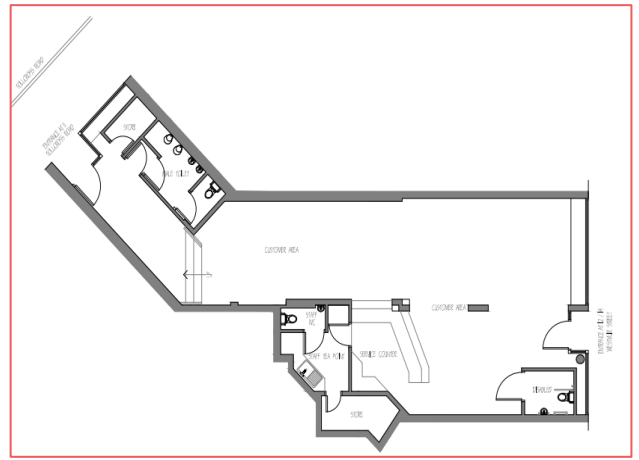
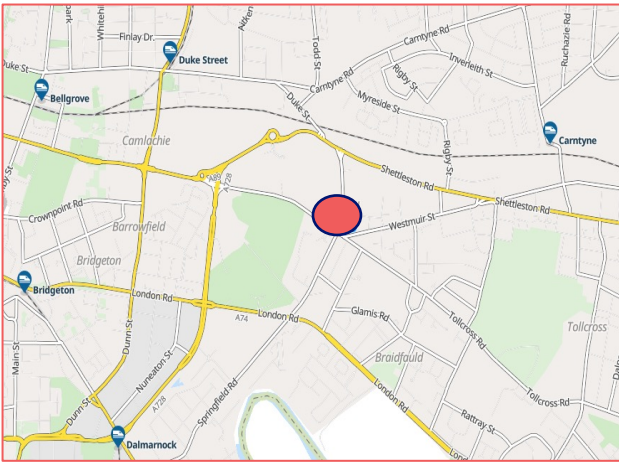


**FOR SALE / MAY LET  
HIGHLY PROMINENT COMMERCIAL PREMISES**

**1,337 SQ FT**

**12-14 WESTMUIR STREET, PARKHEAD, GLASGOW, G31 5BH**

- Excellent investment / owner occupier opportunity
- Fully refurbished to a high standard
- Benefits from Class 1A Planning Consent
- Well suited for dentist, clinic, beautician, hairdressers, professional office, retail etc
- Eligible for 100% rates relief
- Free on-street parking
- **Offers over £140,000 to purchase or MAY LET for £14,000 per annum**



## LOCATION

- Located within Glasgow's East End on the south side of Westmuir Street with dual frontage onto Tollcross Road, by its junction with Parkhead Cross and only 2 miles east of Glasgow City Centre.
- Westmuir Street is a busy through road with high volumes of passing traffic and footfall and is situated close to Parkhead Forge.
- Convenient access to public transport links are provided with bus services operating on Westmuir Street itself.
- Free on-street parking provided.
- Neighbouring occupiers include Farmfoods, Phones 2 You, Misiak Polish Supermarket, Jacqueline Doyle & Co Solicitors and Ladbrokes.

## DESCRIPTION

- Mid-terraced double fronted ground floor retail premises.
- Extensive frontage onto both Westmuir Street and Tollcross Road with two access points.
- Internally provides refurbished bright open-plan accommodation complete with male, female and ambulant WC's together with a kitchen.

## PLANNING

- Benefit from Class 1A - Shops and financial, professional and other services.
- Well suited for dentist, clinic, beautician, hairdressers, professional office, retail etc.
- The subjects may be suitable for alternative uses including Class 3, subject to planning. Queries should be made to Glasgow City Council Planning Dept. on 0141 287 8555.

## ACCOMMODATION

|     | sq m   | sq ft |
|-----|--------|-------|
| NIA | 124.21 | 1,337 |

## BUSINESS RATES

RV £11,700

Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

**EPC** – Available on request.

**VAT** – The subjects are not elected for VAT.

## ASKING TERMS

**Offers over £140,000** are invited for our clients heritable interest in the subjects with the benefit of vacant possession.

Alternatively, our client may consider leasing the subjects on the basis of a new FRI lease at a rent of **£14,000 per annum**.

## VIEWING & FURTHER INFORMATION

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